

CERTIFICATE OF INSPECTION**VALID FOR ONE YEAR**

Address:	262 Grand Blvd.	Date:	October 15 th , 2015
Perm. Parcel No:	811-13-094	Use District:	R-2
Present Occupancy:	1 Dwelling Unit	Permitted Occupancy:	1 Dwelling Unit
Owners Name:	Beneficial Financial	Maximum Occupancy:	8 persons
Agent:	% Transaction Realty	Property:	Legal Conforming [X] Legal Non-Conforming [] Illegal []
Phone:			

Upon inspection, we find that said property is in need of repairs as follows:

NOTE: The water and/or, gas services were off at the time of inspection. A re-inspection at a later date **SHALL BE** required to inspect these items.

NOTE: The sidewalk work indicated; the plumbing work indicated; the electric work indicated and the HVAC work indicated will require that City of Bedford registered contractor's obtain permits, inspections and final approvals.

REQUIRED MAINTENANCE ITEMS:

- 1) Remove all construction type debris on property, especially bricks, blocks at back of house.
- 2) All siding must be present, in good condition and properly painted. Repaint the house or install new, vinyl siding throughout.
- 3) All wood trims, fascia, and soffits must be properly maintained and painted or covered with aluminum break-metal.
- 4) Stain/paint the porch handrail assembly at front porch.

GARAGE:

- 1) Exterior walls and trim materials must be painted and in good repair. Scrape and repaint the garage.

EXTERIOR ITEMS:

- 1) Clean, repair or replace all gutters and downspouts as needed.
- 2) Clean the rear porch awning and repaint as needed.

NOTICE: THIS IS A VISUAL INSPECTION. THE CITY ASSUMES NO LIABILITY OR RESPONSIBILITY FOR FAILURE TO REPORT VIOLATIONS THAT MAY EXIST AND MAKES NO GUARANTEE WHATSOEVER THAT FUTURE VIOLATIONS CANNOT, OR WILL NOT OCCUR.

NOTICE

Violations identified as **REQUIRED MAINTENANCE VIOLATIONS**, must be corrected and inspected no later than **SIX MONTHS from date of transfer (weather permitting)**. An escrow account shall be established with an amount of money equal to 150% of the value of the work required to correct **ALL** outstanding violations. **Corrections will be the responsibility of the individual named on the Escrow Hold Statement.**

**PERMITS ARE REQUIRED FOR HVAC,
PLUMBING, ELECTRICAL AND MAJOR
CARPENTRY.**

CITY OF BEDFORD BUILDING DEPARTMENT**Inspector:**

Richard Hickman

EXTERIOR ITEMS (Cont):

- 3) Repair the damage to the lawn at front right corner of house using top soil and seed the area.
- 4) Replace the front exterior door with a new door assembly.
- 5) Trim all trees, bushes and/or shrubbery on the property, especially around back and side of the garage.

GENERAL GARAGE ITEMS:

- 1) Clean, repair or replace all gutters and downspouts as needed.
- 2) Exterior walls must be free of cracks, holes, damaged or missing siding, damaged or missing trims.
- 3) All electrical outlets in walls must be GFCI protected (except freezers).
- 4) Remove electrical connection to neutral conductor tied to water service line in the garage.
- 5) All exterior receptacles must be GFCI protected and weather-proof.
- 6) Scrape and paint the door, window and/or roof trims on this garage.
- 7) Make all necessary repairs to the garage man door window(s) and related frames and trims.

PARKING LOTS, DRIVEWAYS, SIDEWALKS, AND STAIRS:

- 1) Replace (1) square (approx. 16 square feet) of public sidewalk. This is located in the section in front of the garage adjacent the apron. Public sidewalk must be constructed of reinforced concrete in the minimum thickness of 4-inches, except in the driveway area the minimum thickness shall be the same thickness as the apron.

NOTE: Reinforced concrete may be installed with either 6 X 6 #10 welded wire fabric or with fiber mesh.

NOTE: Asphalt paving shall be installed in two layers of a minimum thickness of 2 ½ - inches and 1-inch respectively.

GENERAL ELECTRICAL ITEMS:

- 1) The panel must be grounded to the street side of water meter with #4 solid copper wire.
- 2) 60 Amp meter and exterior service are not approved to feed the existing 100-Amp panel. Upgrade the exterior meter and service to the panel.
- 3) All taps and splices must be enclosed in work box with correct cover. Open splices occurring in attic are not permitted.
- 4) All wires entering j-boxes must have the correct connectors.
- 5) A bonding jumper wire (#4 solid copper) must be installed from hot to cold at the hot water tank.
- 6) All lights, outlets and switches must be complete and operate properly.
- 7) Replace damaged two prong (ungrounded) receptacle(s).
- 8) Electrical devices may not be painted.
- 9) Exposed wiring must be properly secured. Romex wiring exposed on masonry walls is not permitted.

GENERAL PLUMBING ITEMS:

- 1) Replace all missing or damaged water lines.
- 2) Hot water tank must be equipped with a listed ¼-turn gas shut-off valve and dirt leg on gas line. Replace the gas valve at the hot water tank.
- 3) Replace gate/globe valves at gas line and install listed ¼-turn gas shut-off valve.
- 4) Add a vacuum breaker (backflow preventer) at all faucets with threaded hose connections such as laundry tub and hose bibs, but not at washing machine faucets.

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GENERAL PLUMBING ITEMS (Cont):

- 5) Replace rubber single clamp fittings in DWV system with code compliant fittings in basement DWV lines. Note that the DWV piping may not reduce in size in the direction of flow.

GENERAL HVAC ITEMS:

- 1) Replace all missing or damaged boiler lines and devices.
- 2) Boiler must be clean and in serviceable condition and generally free of rust and corrosion. Have the boiler cleaned and serviced by a qualified technician. Or Replace the boiler with a new appliance.
- 3) Repair/replace all baseboard hydronic units and covers.
- 4) Dryer vent to be smooth interior ductwork.

BASEMENT ITEMS:

- 1) Install an air admittance valve under bar sink.
- 2) Provide correct DWV fitting between waste line and trap assembly at bar sink and in DWV piping in the utility room area.
- 3) Install a handrail on the basement stairs on at least one side the full run of the stairs.
- 4) Replace water damaged lay in ceiling.
- 5) A smoke detector is required: Battery type for finished ceiling, or 110 v. type for open joist ceiling.
- 6) Walls must be free of moisture, mold, mildew, etc. Find causes of moisture and correct. Disinfect the basement as needed.
- 7) Scrape and paint the basement walls with block-filler paint.

KITCHEN ITEMS:

- 1) Replace broken floor tile in kitchen dining area or install new tile floor.
- 2) Replace missing back splash tile and re-grout in areas with missing or damaged grout.
- 3) Install an air admittance valve under kitchen sink.
- 4) Dishwasher discharge line to go to bottom of counter top prior to discharging into the kitchen drain.
- 5) All plumbing fixtures must be in good working condition and free of leaks. Find cause of leaks in the (water) (drain) piping and correct.
- 6) Walls and ceiling surfaces must be free of cracks and properly painted. Patch and paint as needed.
- 7) Clean, repair and disinfect the kitchen cabinets.
- 8) Clean, repair and disinfect the kitchen exhaust hood.

BATH ITEMS: Basement has a toilet and a shower only

- 1) Showers must have water repellant walls and floor.
- 2) Light fixture in shower area shall be listed for damp/wet locations.
- 3) All plumbing fixtures must be in good working order and free of leaks and defects. Repair the missing water piping/faucets.
- 4) Wall and ceiling surfaces must be free of cracks and properly painted. Patch and repaint the bathroom walls/ceilings.
- 5) Caulk base of toilet leaving 1/2" in rear without caulk and install toilet cap bolts.

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BATH ITEMS: First Floor. Note has a vanity sink and a pedestal sink along with tub/shower and toilet.

- 1) Clean, repair and disinfect the vanity cabinet.
- 2) Flooring must be smooth and water-tight. Install a new tile floor.
- 3) Install an air admittance valve under bathroom vanity sink.
- 4) Replace the flexible drain line at the pedestal sink with ridged code compliant drain piping.
- 5) Showers and tubs must have water repellant walls.
- 6) All plumbing fixtures must be in good working order and free of leaks and defects. Repair the leaking water piping/faucets. Repair the leaking drain lines.
- 7) Repair/replace damaged or missing wall tile.
- 8) Wall and ceiling surfaces must be free of cracks and properly painted. Patch and repaint the bathroom walls/ceilings.
- 9) Re-install the tub spigot to be tight against and flush with the waterproof wall of the tub or shower.
- 10) Caulk base of toilet leaving 1/2" in rear without caulk and install toilet bolt caps.

BATH ITEMS: Second floor half bath

- 1) Clean, repair and disinfect the vanity cabinet.
- 2) Wall and ceiling surfaces must be free of cracks and properly painted. Patch and repaint the bathroom walls/ceilings.
- 3) Caulk base of toilet leaving 1/2" in rear without caulk.
- 4) Caulk backsplash of sink.

INTERIOR ITEMS:

- 1) Patch all minor cracks and holes in interior walls and ceilings and repaint as needed.
- 2) Remove the worn or soiled carpeting in the basement and disinfect the floor surfaces.
- 3) Provide transition between vinyl and hardwood floor at second floor.
- 4) Install a new smoke detector on the first and second floor level(s).
- 5) Repair and/or replace all missing or damaged interior doors, door frames, baseboard or any other wood moldings in the house. Paint or stain to match existing woodwork.
- 6) Install smoke detectors in each bedroom.

NOTE: PLEASE BE ADVISED THAT AS THE OWNER OR AGENT OF THE REFERENCED PROPERTY, YOU ARE RESPONSIBLE FOR CUTTING THE GRASS/WEEDS, MAINTAINING SHRUBBERY, TREES, AND OTHER LANDSCAPING FEATURES IN BOTH FRONT AND REAR YARDS: *Ordinance 1305.16(d)(2)(N): The cost to the owner for the cutting, trimming or removal of trees, plants, hedges, shrubbery, grass or weeds or the necessary cleanup of leaves, trash, discarded household items, obsolete swimming or wading pools or similar obstacles to the proper maintenance of the landscaping shall be at the rate of ONE HUNDRED DOLLARS (\$100.00) per hour with a MINIMUM CHARGE OF TWO HOURS (2) for any such work.*

THE CITY **REQUIRES** VERIFICATION THAT ALL ASSESSMENTS FROM THE CITY OF BEDFORD FINANCE DEPARTMENT (440-735-6504) HAVE BEEN ACKNOWLEDGED AND WILL BE **PAID**. VERIFICATION MAY BE ACCOMPLISHED BY SHOWING THAT THE SPECIAL ASSESSMENT AMOUNT DUE IS BEING HELD IN AN ESCROW ACCOUNT. **THIS IS REQUIRED PRIOR TO ISSUANCE OF THE C/O FOR TITLE TRANSFER**

This dwelling unit has been measured and determined to be approved for a maximum of EIGHT (8) occupants (total of both adults and children)